

CITY OF WINTER SPRINGS, FLORIDA  
MINUTES  
**PLANNING AND ZONING BOARD/LOCAL PLANNING AGENCY**  
REGULAR MEETING  
JUNE 5, 2019

**CALL TO ORDER**

The Regular Meeting of Wednesday, June 5, 2019 of the Planning and Zoning Board/Local Planning Agency was called to Order at 5:31 p.m. by Chairperson Kok Wan Mah in the Commission Chambers (City Hall, 1126 East State Road 434, Winter Springs, Florida 32708).

**Roll Call:**

Chairperson Kok Wan Mah present  
Vice-Chairperson Kevin McCann, present  
Board Member James Evans, absent  
Board Member Michael Ferrante, present  
Board Member Bart Phillips, present  
City Attorney Anthony A. Garganese, present  
Assistant to the City Clerk Christian Gowan, present  
Assistant to the City Clerk Antonia DeJesus, present

A moment of silence was followed by the Pledge of Allegiance.

No changes were made to the Agenda.

**AWARDS AND PRESENTATIONS**

**100. Not Used**

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**INFORMATIONAL AGENDA**

**200. Not Used**

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## **PUBLIC INPUT**

*Chairperson Mah opened “Public Input”.*

No one addressed the Board.

*Chairperson Mah closed “Public Input”.*

## **CONSENT AGENDA**

**300. The Office Of The City Clerk Requests That The Planning And Zoning Board/Local Planning Agency Review And Approve The Wednesday, April 3, 2019 Planning And Zoning Board/Local Planning Agency Regular Meeting Minutes.**

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**REGARDING THE APRIL 3, 2019 PLANNING AND ZONING BOARD/LOCAL PLANNING AGENCY REGULAR MEETING MINUTES, MOTION TO APPROVE. MOTION BY BOARD MEMBER PHILLIPS. SECONDED BY BOARD MEMBER FERRANTE. DISCUSSION.**

### **VOTE:**

**BOARD MEMBER PHILLIPS: AYE**

**CHAIRPERSON MAH: AYE**

**VICE-CHAIRPERSON McCANN: AYE**

**BOARD MEMBER FERRANTE: AYE**

**MOTION CARRIED.**

## **PUBLIC HEARINGS AGENDA**

**400. Ordinance 2019-09 regarding the Application, Notice, and Review Criteria Procedures for Special Zoning Permits**

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City Attorney Anthony A. Garganese gave a brief historical overview of the Ordinance and the proposed changes to the Special Zoning Permit process and said that the City Commission reviewed “And approved the Ordinance on First Reading with some amendments and instructions to submit it to the Land Planning Agency (LPA) for its review and comments. So, we’re here tonight so the LPA has an opportunity to chime in formally as a board regarding the Ordinance.”

Continuing, Attorney Garganese noted the Ordinance would be beneficial for the processing of applications and ensuring there is fairness and Developers know the rules that are being applied. Attorney Garganese pointed out, “This Ordinance does not change, or propose to change, the list of Permitted, Conditional, and Prohibited Uses in the various Zoning Districts. That’s another topic for another day. This Ordinance doesn’t address that and it can’t address that because of the way we’re going through the adoption process.”

Discussion followed on the proposed changes to the Special Zoning Permit process.

Attorney Garganese summarized, “With respect to the Town Center, this Ordinance does one major paradigm shift. Right now the Town Center has its own land development permit process and the Commission has directed that that process be merged with the general process.” Continuing Attorney Garganese noted that the Ordinance would provide additional authority for Staff to approve “de minimus” changes in Final Engineering, reducing the number of separate applications, and mentioned that this Ordinance also provided for public input opportunities which the City Commission has noted was a priority.

Further remarks ensued regarding support from the City Commission and comments addressed in a Workshop with Developers.

*Chairperson Mah opened “Public Input”.*

No one addressed the Planning and Zoning Board/Local Planning Agency.

*Chairperson Mah closed “Public Input”.*

**“I MAKE THE MOTION THAT WE APPROVE.” MOTION BY VICE-CHAIRPERSON McCANN. SECONDED BY BOARD MEMBER FERRANTE. DISCUSSION.**

**VOTE:**  
**BOARD MEMBER FERRANTE: AYE**  
**VICE-CHAIRPERSON McCANN: AYE**  
**BOARD MEMBER PHILLIPS: AYE**  
**CHAIRPERSON MAH: AYE**  
**MOTION CARRIED.**

## **REGULAR AGENDA**

**500. Not Used**

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## **REPORTS**

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No Reports were given.

## **PUBLIC INPUT**

*Chairperson Mah opened "Public Input".*

No one spoke.

*Chairperson Mah closed "Public Input".*

## **ADJOURNMENT**

Chairperson Mah adjourned the Regular Meeting at 5:41 p.m.

*RESPECTFULLY SUBMITTED:*



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CHRISTIAN GOWAN  
ASSISTANT TO THE CITY CLERK

NOTE: These Minutes were Approved at the October 2, 2019 Planning And Zoning Board/Local Planning Agency Regular Meeting.